

Monthly Period

Calculation Period Start Date:	01/07/2015
Calculation Period End Date:	31/07/2015
CBG Payment Date:	17/08/2015

Ratings Overview

	Moody's	Fitch
Suncorp-Metway Limited Long Term Rating:	A1	A+
Suncorp-Metway Limited Short Term Rating:	P-1	F1

Programme Details

Issuer, Seller, Servicer, Account Bank and CB Swap Provider:	Suncorp-Metway Ltd
Intercompany Loan and Subordinated Loan Provider:	Suncorp-Metway Ltd
Covered Bond Guarantor:	Perpetual Corporate Trust Limited
Cash Manager and Administrative Agent:	SME Management Pty Limited
Security Trustee:	P.T. Limited
Bond Trustee:	Deutsche Trustee Company Limited

Covered Bond Pool Summary

Housing Loan Pool Size:	\$2,938,729,122.66
Number of Housing Loans:	13,896
Average Housing Loan Balance:	\$211,480.22
Maximum Housing Loan Balance:	\$1,866,461.12
Weighted Average Current Loan-to-Value Ratio:	65.25%
Highest Individual Current Loan-to-Value Ratio:	200.00%
Weighted Average Indexed Current Loan-to-Value Ratio:	59.18%
Percentage of Investment Property Loans:	23.02%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.75%
Weighted Average Seasoning (Months):	68
Weighted Average Remaining Term to Maturity (Months):	277
Maximum Remaining Term to Maturity (Months):	358

Compliance Tests	
Asset Coverage Test	PASS
Issuer Event of Default	No
Servicer Termination Event	No
Pre Maturity Test Breached	N/A
Notice to Pay	No
CB Guarantor Event of Default	No

Asset Coverage Test	
A. Mortgage Loans - the lesser of:	\$2,483,613,547.63
(a) LTV Adjusted Principal Balance:	\$2,903,237,898.06
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,483,613,547.63
B. Loan Principal Receipts:	\$286,270,892.14
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,769,884,439.77
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,650,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	84.75%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	110.90%
ACT Ratio : ²	104.52%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual AP:	84.75%

1. Housing Loan Pool Size / AUD Equivalent of Aggregate Principal Outstanding of Covered Bonds

2. Adjusted Aggregate Loan Amount / AUD Equivalent of Aggregate Principal Outstanding of Covered Bonds

Funding Summary	
Demand Loan	\$119,884,439.77
Guarantee Loan	\$3,105,115,560.23
Total Intercompany Loan	\$3,225,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$11,428,361.92
Principal Receipts for the month:	\$69,652,815.55

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	5	\$823,451.87	0.04%	0.03%
Up to and including 5%:	447	\$5,373,434.85	3.22%	0.18%
> 5%, up to and including 10%:	288	\$10,202,399.26	2.07%	0.35%
> 10%, up to and including 15%:	307	\$17,962,153.67	2.21%	0.61%
> 15%, up to and including 20%:	327	\$27,425,268.61	2.35%	0.93%
> 20%, up to and including 25%:	368	\$36,192,644.29	2.65%	1.23%
> 25%, up to and including 30%:	457	\$58,617,346.40	3.29%	1.99%
> 30%, up to and including 35%:	531	\$77,130,501.54	3.82%	2.62%
> 35%, up to and including 40%:	536	\$88,788,274.41	3.86%	3.02%
> 40%, up to and including 45%:	622	\$118,088,333.60	4.48%	4.02%
> 45%, up to and including 50%:	676	\$132,903,449.35	4.86%	4.52%
> 50%, up to and including 55%:	760	\$166,358,788.68	5.47%	5.66%
> 55%, up to and including 60%:	825	\$189,870,106.05	5.94%	6.46%
> 60%, up to and including 65%:	978	\$235,288,728.59	7.04%	8.01%
> 65%, up to and including 70%:	1,275	\$320,353,682.93	9.18%	10.90%
> 70%, up to and including 75%:	1,864	\$480,064,317.62	13.41%	16.34%
> 75%, up to and including 80%:	1,795	\$500,652,891.25	12.92%	17.04%
> 80%, up to and including 85%:	1,074	\$273,741,218.53	7.73%	9.31%
> 85%, up to and including 90%:	639	\$165,446,594.44	4.60%	5.63%
> 90%, up to and including 95%:	114	\$31,169,962.07	0.82%	1.06%
> 95%, up to and including 100%:	2	\$302,393.10	0.01%	0.01%
> 105%, up to and including 110%:	1	\$275,516.06	0.01%	0.01%
> 110%:	5	\$1,724,768.78	0.04%	0.06%
Total	13,896	\$2,938,756,225.95	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	5	\$823,451.87	0.04%	0.03%
Up to and including 5%:	549	\$7,792,862.92	3.95%	0.27%
> 5%, up to and including 10%:	398	\$17,831,033.21	2.86%	0.61%
> 10%, up to and including 15%:	407	\$30,515,091.03	2.93%	1.04%
> 15%, up to and including 20%:	416	\$43,540,592.33	2.99%	1.48%
> 20%, up to and including 25%:	510	\$66,097,387.34	3.67%	2.25%
> 25%, up to and including 30%:	561	\$83,359,005.47	4.04%	2.84%
> 30%, up to and including 35%:	609	\$108,722,104.39	4.38%	3.70%
> 35%, up to and including 40%:	668	\$132,598,786.88	4.81%	4.51%
> 40%, up to and including 45%:	797	\$183,791,260.63	5.74%	6.25%
> 45%, up to and including 50%:	906	\$222,813,744.34	6.52%	7.58%
> 50%, up to and including 55%:	1,037	\$261,193,161.55	7.46%	8.89%
> 55%, up to and including 60%:	1,091	\$276,480,868.02	7.85%	9.41%
> 60%, up to and including 65%:	1,201	\$298,101,780.25	8.64%	10.14%
> 65%, up to and including 70%:	1,247	\$312,450,132.89	8.97%	10.63%
> 70%, up to and including 75%:	1,223	\$321,106,435.30	8.80%	10.93%
> 75%, up to and including 80%:	1,022	\$258,131,673.01	7.35%	8.78%
> 80%, up to and including 85%:	624	\$156,760,925.95	4.49%	5.33%
> 85%, up to and including 90%:	333	\$83,312,458.45	2.40%	2.83%
> 90%, up to and including 95%:	123	\$30,643,790.07	0.89%	1.04%
> 95%, up to and including 100%:	68	\$17,256,315.09	0.49%	0.59%
> 100%, up to and including 105%:	34	\$8,074,711.32	0.24%	0.27%
> 105%, up to and including 110%:	18	\$4,503,354.28	0.13%	0.15%
> 110%:	49	\$12,855,299.36	0.35%	0.44%
Total	13,896	\$2,938,756,225.95	100%	100%

* Based on monthly data provided by APM.

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	5	\$823,451.87	0.04%	0.03%
Indexed Loans	12,410	\$2,608,254,121.36	89.31%	88.75%
Unindexed Loans	1,481	\$329,678,652.72	10.66%	11.22%
Total	13,896	\$2,938,756,225.95	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,667	\$41,796,043.31	12.00%	1.42%
> A\$50,000, up to and including A\$100,000:	1,825	\$138,986,121.90	13.13%	4.73%
> A\$100,000, up to and including A\$150,000:	1,736	\$218,827,431.92	12.49%	7.45%
> A\$150,000, up to and including A\$200,000:	1,967	\$345,871,998.48	14.16%	11.77%
> A\$200,000, up to and including A\$250,000:	1,905	\$430,395,771.13	13.71%	14.65%
> A\$250,000, up to and including A\$300,000:	1,689	\$462,998,018.43	12.15%	15.75%
> A\$300,000, up to and including A\$350,000:	1,201	\$387,807,794.20	8.64%	13.20%
> A\$350,000, up to and including A\$400,000:	716	\$266,469,144.69	5.15%	9.07%
> A\$400,000, up to and including A\$450,000:	414	\$174,987,098.22	2.98%	5.95%
> A\$450,000, up to and including A\$500,000:	273	\$129,509,936.24	1.96%	4.41%
> A\$500,000, up to and including A\$550,000:	128	\$67,125,113.19	0.92%	2.28%
> A\$550,000, up to and including A\$600,000:	115	\$66,085,554.97	0.83%	2.25%
> A\$600,000, up to and including A\$650,000:	52	\$32,243,787.84	0.37%	1.10%
> A\$650,000, up to and including A\$700,000:	49	\$33,003,255.46	0.35%	1.12%
> A\$700,000, up to and including A\$750,000:	30	\$21,637,002.23	0.22%	0.74%
> A\$750,000, up to and including A\$800,000:	38	\$29,404,917.33	0.27%	1.00%
> A\$800,000, up to and including A\$850,000:	17	\$13,957,539.93	0.12%	0.47%
> A\$850,000, up to and including A\$900,000:	17	\$14,833,007.67	0.12%	0.50%
> A\$900,000, up to and including A\$950,000:	16	\$14,749,532.49	0.12%	0.50%
> A\$950,000, up to and including A\$1,000,000:	10	\$9,751,685.49	0.07%	0.33%
> A\$1,000,000, up to and including A\$1,100,000:	8	\$8,376,111.27	0.06%	0.29%
> A\$1,100,000, up to and including A\$1,200,000:	11	\$12,589,528.74	0.08%	0.43%
> A\$1,200,000, up to and including A\$1,300,000:	4	\$4,899,881.88	0.03%	0.17%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,383,206.64	0.01%	0.05%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,445,375.00	0.01%	0.05%
> A\$1,500,000:	6	\$9,621,367.30	0.04%	0.33%
Total	13,896	\$2,938,756,225.95	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	20	\$4,100,501.66	0.14%	0.14%
> 18 months, up to and including 24 months:	629	\$141,078,371.32	4.53%	4.80%
> 24 months, up to and including 30 months:	794	\$182,208,172.66	5.71%	6.20%
> 30 months, up to and including 36 months:	1,039	\$239,569,740.35	7.48%	8.15%
> 36 months, up to and including 48 months:	2,305	\$544,603,150.19	16.59%	18.53%
> 48 months, up to and including 60 months:	2,094	\$498,164,641.72	15.07%	16.95%
> 60 months:	7,015	\$1,329,031,648.05	50.48%	45.22%
Total	13,896	\$2,938,756,225.95	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	5	\$823,451.87	0.04%	0.03%
Australian Capital Territory	194	\$50,179,602.12	1.40%	1.71%
New South Wales	2,889	\$763,841,429.65	20.79%	25.99%
Northern Territory	57	\$13,994,458.83	0.41%	0.48%
Queensland	8,644	\$1,629,814,140.51	62.20%	55.46%
South Australia	237	\$47,374,433.23	1.71%	1.61%
Tasmania	62	\$10,474,696.37	0.45%	0.36%
Victoria	1,121	\$246,554,672.08	8.07%	8.39%
Western Australia	687	\$175,699,341.29	4.94%	5.98%
Total	13,896	\$2,938,756,225.95	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	5	\$823,451.87	0.04%	0.03%
Not Applicable - Invalid Security	2	\$120,391.20	0.01%	0.00%
Brisbane Metropolitan	3,888	\$776,261,012.97	27.98%	26.41%
Gold Coast	905	\$183,652,851.05	6.51%	6.25%
Sunshine Coast	622	\$111,010,565.22	4.48%	3.78%
Queensland - Other	3,228	\$558,732,596.13	23.23%	19.01%
Sydney Metropolitan	1,958	\$573,716,496.36	14.09%	19.52%
N.S.W. - Other	890	\$179,970,554.24	6.40%	6.12%
Australian Capital Territory	234	\$60,370,705.11	1.68%	2.05%
Melbourne Metropolitan	926	\$213,355,926.47	6.66%	7.26%
Victoria - Other	194	\$32,647,814.55	1.40%	1.11%
Perth Metropolitan	628	\$160,877,113.93	4.52%	5.47%
W.A. - Other	59	\$14,822,227.36	0.42%	0.50%
Adelaide Metropolitan	211	\$41,955,584.40	1.52%	1.43%
S.A. - Other	27	\$5,969,779.89	0.19%	0.20%
Darwin Metropolitan	45	\$11,304,464.35	0.32%	0.38%
N.T. - Other	12	\$2,689,994.48	0.09%	0.09%
Hobart Metropolitan	49	\$8,660,239.73	0.35%	0.29%
Tasmania - Other	13	\$1,814,456.64	0.09%	0.06%
Total	13,896	\$2,938,756,225.95	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,581	\$460,613,169.80	11.38%	15.67%
Principal and Interest	12,315	\$2,478,143,056.15	88.62%	84.33%
Total	13,896	\$2,938,756,225.95	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	258	\$32,269,878.57	1.86%	1.10%
Home Improvement	246	\$39,453,464.60	1.77%	1.34%
Other	2,465	\$450,679,781.51	17.74%	15.34%
Residential - Detached House	9,310	\$2,068,187,227.06	67.00%	70.38%
Residential - Duplex	50	\$10,387,285.14	0.36%	0.35%
Residential - Established Apartment/Unit/Flat	1,331	\$284,342,711.07	9.58%	9.68%
Residential - New Apartment/Unit/Flat	87	\$21,182,995.16	0.63%	0.72%
Rural Property	12	\$1,253,053.46	0.09%	0.04%
Vacant Land	137	\$30,999,829.38	0.99%	1.05%
Total	13,896	\$2,938,756,225.95	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	7,245	\$1,607,923,342.66	52.14%	54.71%
QBE LMI Pool Insurance	312	\$64,686,438.31	2.25%	2.20%
QBELMI	6,339	\$1,266,146,444.98	45.62%	43.08%
Total	13,896	\$2,938,756,225.95	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	10	\$211,677.34	0.07%	0.01%
> 2016, up to and including 2021:	250	\$11,941,266.73	1.80%	0.41%
> 2021, up to and including 2026:	572	\$46,831,429.46	4.12%	1.59%
> 2026, up to and including 2031:	1,593	\$212,248,152.43	11.46%	7.22%
> 2031, up to and including 2036:	3,227	\$624,319,358.45	23.22%	21.24%
> 2036, up to and including 2041:	5,547	\$1,387,408,632.78	39.92%	47.21%
> 2041:	2,697	\$655,795,708.76	19.41%	22.32%
Total	13,896	\$2,938,756,225.95	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,705	\$421,849,025.02	12.27%	14.35%
Variable Rate	12,191	\$2,516,907,200.93	87.73%	85.65%
Total	13,896	\$2,938,756,225.95	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	1	\$27,389.67	0.06%	0.01%
2018	1	\$25,360.90	0.06%	0.01%
2019	1	\$91,500.64	0.06%	0.02%
2020	2	\$81,529.51	0.12%	0.02%
2021	7	\$262,762.61	0.41%	0.06%
2022	4	\$171,209.29	0.23%	0.04%
2023	2	\$216,526.44	0.12%	0.05%
2024	6	\$609,883.95	0.35%	0.14%
2025	10	\$1,260,242.69	0.59%	0.30%
2026	11	\$1,492,612.94	0.65%	0.35%
2027	12	\$1,905,834.43	0.70%	0.45%
2028	23	\$3,249,283.55	1.35%	0.77%
2029	12	\$2,524,444.36	0.70%	0.60%
2030	27	\$5,702,002.97	1.58%	1.35%
2031	39	\$7,505,090.36	2.29%	1.78%
2032	42	\$10,051,155.35	2.46%	2.38%
2033	64	\$11,638,832.16	3.75%	2.76%
2034	59	\$12,300,896.47	3.46%	2.92%
2035	42	\$10,970,293.38	2.46%	2.60%
2036	87	\$20,520,541.71	5.10%	4.86%
2037	87	\$21,006,785.27	5.10%	4.98%
2038	89	\$22,394,876.79	5.22%	5.31%
2039	90	\$24,356,289.35	5.28%	5.77%
2040	110	\$30,559,747.83	6.45%	7.24%
2041	176	\$44,354,050.58	10.32%	10.51%
2042	323	\$83,963,946.63	18.94%	19.90%
2043	377	\$104,482,730.88	22.11%	24.77%
2044	1	\$123,204.31	0.06%	0.03%
Total	1,705	\$421,849,025.02	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	2,550	\$653,410,883.71	18.35%	22.23%
> 4.50%, up to and including 5.00%:	9,682	\$2,020,549,406.67	69.67%	68.76%
> 5.00%, up to and including 5.50%:	830	\$155,311,853.25	5.97%	5.28%
> 5.50%, up to and including 6.00%:	797	\$102,991,984.51	5.74%	3.50%
> 6.50%, up to and including 7.00%:	5	\$844,757.54	0.04%	0.03%
> 7.00%, up to and including 7.50%:	1	\$128,741.55	0.01%	0.00%
> 7.50%, up to and including 8.00%:	31	\$5,518,598.72	0.22%	0.19%
Total	13,896	\$2,938,756,225.95	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	13,639	\$2,868,439,896.26	98.15%	97.61%
> 1 days, up to and including 31 days:	191	\$50,904,234.60	1.37%	1.73%
> 31 days, up to and including 61 days:	36	\$11,047,212.86	0.26%	0.38%
> 61 days, up to and including 90 days:	10	\$2,884,232.21	0.07%	0.10%
> 90 days:	20	\$5,480,650.02	0.14%	0.19%
Total	13,896	\$2,938,756,225.95	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	1,193	\$250,112,367.17	8.59%	8.51%
Regulated Loans	12,703	\$2,688,643,858.78	91.41%	91.49%
Total	13,896	\$2,938,756,225.95	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	238	\$76,645,336.42	15.05%	16.64%
> 6 months, up to and including 12 months:	194	\$59,710,205.86	12.27%	12.96%
> 12 months, up to and including 24 months:	458	\$133,759,907.93	28.97%	29.04%
> 24 months, up to and including 36 months:	314	\$85,231,441.84	19.86%	18.50%
> 36 months, up to and including 48 months:	235	\$64,012,453.82	14.86%	13.90%
> 48 months, up to and including 60 months:	140	\$40,186,823.93	8.86%	8.72%
> 60 months:	2	\$1,067,000.00	0.13%	0.23%
Total	1,581	\$460,613,169.80	100%	100%

Bond Issuance	2012-1	2012-3	2014-1	2014-2
ISIN:	AU3CB0194926	AU3CB0201630	AU3CB0225068	AU3FN0025136
Issue Date:	06 Jun 2012	09 Nov 2012	05 Nov 2014	05 Nov 2014
Original Ratings:	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
Currency:	AUD	AUD	AUD	AUD
Issue Amount:	\$1,100,000,000.00	\$600,000,000.00	\$250,000,000.00	\$700,000,000.00
Coupon Frequency:	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly
Coupon Rate:	4.75%	4.00%	3.75%	BBSW_3M + 0.70%
NoteType:	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
Legal Maturity Date:	06 Dec 2016	09 Nov 2017	05 Nov 2019	05 Nov 2019

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